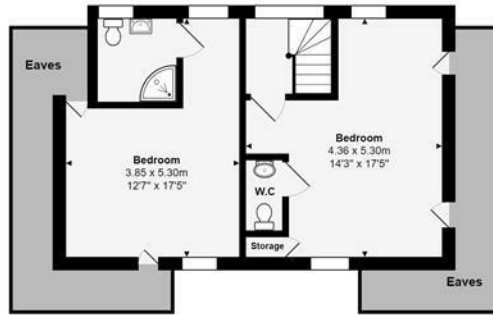


Tollgate Avenue
Redhill
Surrey
OIEO £750,000



RALPH JAMES

FLOOR PLANS



First Floor



Ground Floor

Tollgate Avenue, Redhill

Total Area: 162.6 m² ... 1750 ft² (excluding eaves)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



IN A NUTSHELL



Beautiful landscaped garden with outbuildings



cosy living room with vaulted ceiling



Sophisticated open plan living/dining/kitchen



Five generous sized bedrooms



One main bathroom and four en-suites



Large light stoned driveway with parking for several cars



WHAT'S GREAT?

This exquisite 1960's family home was completely renovated in 2016, it's stunning finish suits perfectly for the day to day life of any busy family.

Stepping into the impressive hallway, handsome engineered wood flooring continues throughout the elegant ground floor. You are immediately awestruck at how light and open the space is, it's abundantly clear that this is the ideal family home with its unique open design. The first of the comfortable double bedrooms is privately situated to your left, with a contemporary en suite shower room. Across the hall is a second double bedroom so large that it can be used as an informal living room or as a playroom for the children. You then stroll through to the stunning entertaining space stretching the full width of this substantial house, carefully made less intimidating by discreet zoning of the space, the three areas- living, dining and cooking being echoed by bi-folding doors & floor to ceiling glass windows which open into the beautiful landscaped garden.

Outside there are two summer houses, with full working electrics and insulation making them the ideal space for a workshop or a home office separate from the main property. The garden has been designed to be an integral part of the family space, with a paved sun terrace, an outside workshop and a pond.

The sophisticated kitchen flows seamlessly pretty with hand painted units offering endless cupboard space and allowing you to have heaps of worktop to get baking on. The breakfast bar gives a little extra space with room for magazines or homework books.

You'll find a further bedroom on this level with another lavish en-suite as well as a family bathroom finished to the highest quality. As you make your way upstairs to the first floor, you'll find two more spacious bedrooms, each with en-suites and large skylights so you can sleep under the stars.





Ashley likes it
because....

"Do you ever watch Grand designs? This truly stunning home reminds me of some of the beautifully designed houses that are showcased on the show. From the moment you step into the hub of this house you are guaranteed to be blown away... because I was! Having been in property in Redhill for a long time, I have never seen anything like it!"

SELLER'S SECRET

"This house has been a great place to watch our family grow, it's layout has worked perfectly for our children to play in. It's perfect for gatherings with friends and family and a sociable life. Being sat on the sofa in the evening and watching the sun set behind the garden is a sight we will miss. If we could pick this home up and take it with us we would!"

CLOSE TO HOME

Salfords Train Station 1.1m

Salfords Primary School 0.6m

Redhill Train Station 2.0m

Gatwick Airport 4.0m

Earlswood Train Station 1.2m

Earlswood Infant School 1.8m

The Pendleton Pub 1.3m

M25/M23 5.2m

Reigate Town Centre 2.6m

Reigate School 1.3m



To buy or not to buy...

RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555
admin@ralphjames.co.uk | www.ralphjames.co.uk